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Former Railway Station In a Beautiful Village

معلومات الوكيل

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Selling a Property	نوع الخدمة:
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Apartments, Houses	Property Type:
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English, French	Languages:
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تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: EUR 347,300

موقع

بلد: France
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine
مدينة: Verteuil-sur-Charente
الرمز البريدي: 16510
نشر: 01/07/2024
وصف:

Situated in one of the most beautiful villages in the Charente, this property used to be the railway station in Verteuil-Sur-Charente for the steam trains going from Ruffec to Roumazieres-Loubert. Although closed to the public from 1st September 1938, it was re-opened for a brief time during the during the 2nd World War, and you can still imagine standing on the platform waiting for the sight of steam as your train approached!

The property is spacious, and sits of a plot of $\frac{3}{4}$ acre, with a mature garden, vegetable plot and a large attached barn with beautiful arches.

The main accommodation is on the ground floor, with a self-contained 3 bedroomed apartment on the first floor, ideal for family and friends, or for rental income.

In detail the property comprises :-

- MAIN HOUSE :
- Ground floor:

Large living room with corner kitchen (60m2) Tiled floor. Beams. Fireplace with 'insert' wood burner. 2 sets of French doors to the front, and to the rear.



Bedroom 1 (15m²) Laminate flooring. Built-in cupboard
Bedroom 2 (12m²) Lino (wooden floor underneath). Door to the barn
Corridor with built-in cupboards and the hot water tank
Kitchen (14m²) Tiled floor. Equipped with a gas hob, dish-washer, fridge, and extractor. Door to the side.
Bedroom 3 (10m²) Lino. Build-in cupboard
Shower room (10.5m²) Double vanity unit, shower. Tiled floor
WC (1m²) Tiled floor
Entrance hall (2.5m²) Door to the front of the property and also accessed from the living room. Staircase to the first floor. Door leading down to the cellar.

- First floor / Apartment :

Corridor/landing with cupboards and door to the attic on the 2nd floor
Bedroom 4 (11.5m²). Built-in wardrobe. Storage space in the eaves
WC
Attic space (in the eaves) (17.5m²)
Kitchen (to update) (11m²) Tiled floor, cupboards and sink. Plumbing for a washing machine
Reception room/games room (34m²) Wooden floor. Windows to the front and back. 2 fireplaces (1 can be used. The other has the flue from the insert in the living room).
Bedroom 5 (7m²) Wooden floor. Fireplace
Bedroom 6 (13.5m²) Wooden floor. Fireplace.
Bathroom (5m²) Tiled floor. Bath and handbasin

- 2nd floor:

Attic space (insulated). Possibility for conversion.

- Outside:

Barn with full height and beautiful arches to the front and back, divided into 2 rooms of approximately 75m² each. One has a summer kitchen area and wc, and the second has a mezzanine area.
Mature garden around the property with a vegetable patch and garden shed
Parking for several cars.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.



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The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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Good

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حجم كبير:

Lease terms

Date Available:

Contact information

IX5.870.177

IMLIX ID:

